NUMBER OF PARCELS:	<i>3</i>
NUMBER OF LETTERED LOTS:	2
ACREAGE IN PARCELS:	6.28 AC.
ACREAGE IN LETTERED LOTS:	0.20 AC.

6.48 AC.

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE

ANNEXED MAP: THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THE SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER

WE HEREBY REQUEST THE FOLLOWING PUBLIC STREET AND EASEMENT, WHICH IS NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH SECTION

1. A PORTION OF BOX SPRINGS BLVD. GRANTED AUGUST 22, 2003 AS

WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO AND FROM PARCELS 1, 2, AND 3 TO BOX SPRINGS BLVD. AND EASTRIDGE AVE., EXCEPT AT THE DRIVEWAY OPENINGS NOTED ON THE

WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR THE CONSTRUCTION AND

OWNERS: 53 EASTRIDGE PARTNERSHIP L.P., A CALIFORNIA LIMITED PARTNERSHIP:

THE EASEMENTS DESIGNATED AS 8' x 20' P.U.E. AND 10' P.U.E.

INVESTING BUILDING GROUP, GENERAL PARTNER

CK LANGSON — PRESIDENT AND SECRETARY

MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES,

INSTRUMENT NO. 2003-645411, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY

TOTAL ACREAGE:

OWNER'S STATEMENT:

PURPOSES, LOTS "A" & "B".

66445 (J) OF THE SUBDIMISION MAP ACT:

## IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

#### SHEET 1 OF 2 SHEETS

# PARCEL MAP .3.3808

BEING A SUBDIVISION OF PARCEL 2, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 14, PAGE 3 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 10, T.3S., R.4W., SAN BERNARDINO MERIDIAN

#### ARMSTRONG & BROOKS CONSULTING ENGINEERS

CORONA, CALIFORNIA

1. An Easement for public utilities and incidental purposes as shown by PARCEL MAP ON FILE IN BOOK 14, PAGE 3 OF PARCEL MAPS, RECORDS OF

2. AN EASEMENT IN FAVOR OF MARCH INLAND PORT AIRPORT AUTHORITY, A CALIFORNIA AIRPORT AUTHORITY, ITS SUCCESSORS, ASSIGNS, LESSEES, SUBLESSEES, LICENSEES AND INVITEES, FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED MAY 18, 2005

3. AN EASEMENT IN FAVOR OF CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, FOR RIGHT OF WAY FOR PUBLIC STREET AND HIGHWAY PURPOSES, TOGETHER WITH ALL RIGHTS TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND OTHER

#### SIGNATURE OMISSIONS:

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT RIPEN INTO A FEE:

PER DOCUMENT NO. 2005-0394881 OF O.R.

IMPROVEMENTS CONSISTENT WITH THE USE AS A PUBLIC STREET AND HIGHWAY, IN, UNDER, UPON, OVER AND INCIDENTAL PURPOSES, RECORDED JULY 7, 2005 PER DOCUMENT NO. 2005-0544651 OF O.R.

4. EFFECT OF A COVENANT AND AGREEMENT FOR ACCEPTANCE OF DRAINAGE WATERS PER DOCUMENT RECORDED DECEMBER 17, 2004, PER DOCUMENT \$2004-1004648 OF

#### NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA COMM. #1525429 COUNTY OF Orange ORANGE COUNTY My Comm. Exp. Nov 8, 2008 . A NOTARY PUBLIC. Mistry

PERSONALLY APPEARED JACK LANGSON
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE) TO BE THE PERSON(\$) WHOSE NAME(\$) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(HES), AND THAT BY HIS/HER/THEIR SIGNATURE(\$) ON THE INSTRUMENT THE PERSON(\$), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(\$) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND. SIGNATURE: Smita lustry (PRINT NAME): SMITA MISTRY

MY PRINCIPAL PLACE OF BUSINESS

IS IN ORANGE COUNTY. NOTARY PUBLIC IN AND FOR SAID STATE COMMISSION EXPIRES NOV 8 2008

#### WATER FACILITIES STATEMENT:

I HEREBY STATE THAT THE SUBDIMDER NAMED ON THIS MAP HAS POSTED SECURITIES ACCEPTABLE TO WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY (DISTRICT), ADEQUATE TO FUND CONSTRUCTION OF REQUIRED WATER FACILITIES. ONCE FIRE HYDRANTS, WATER PIPELINES AND APPURTENANCES, ANY REQUIRED OFFSITE FACILITIES, AND SERVICE LATERALS HAVE BEEN INSTALLED AND ACCEPTED BY THE DISTRICT, AND REQUIRED FEES PAID, THE DISTRICT WILL SUPPLY WATER TO EACH LOT CREATED BY THIS SUBDIMISION.

Mamm

3-15-06

#### UTILITIES EASEMENT CERTIFICATE:

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

AN EASEMENT FOR PUBLIC UTILITIES FACILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 19, 1973 AS INSTRUMENT NO. 137289, O.R.

AN EASEMENT FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION, INSPECTION, REPAIR, REPLACEMENT, RELOCATION, RENEWAL AND REMOVAL OF ELECTRICAL ENERGY DISTRIBUTION AND TRANSMISSION FACILITIES, RECORDER FEBRUARY 24, 1994 AS INSTRUMENT NO. 79099, O.R.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN BY PARCEL MAP ON FILE IN BOOK 14, PAGE 3 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY. WIDTH PER MAP.

AN EASEMENT FOR PUBLIC UTILITIES FACILITIES, RECORDED OCTOBER 19, 1973, AS INSTRUMENT NO. 137289 OF O.R., RIV. CO.

DATE: 3/14/06

PUBLIC UTILITIES GENERAL MANAGER

#### PUBLIC UTILITIES\_CERTIFICATE:

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC DIVISION OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE. ARRANGEMENTS FOR WATER SERVICE MUST BE MADE WITH THE WESTERN MUNICIPAL WATER DISTRICT.

DATE: 3/16/06

PUBLIC UTILITIES GENERAL MANAGER

#### SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY STRATA-TECH, INC. W.O. 217804 ON MARCH 1, 2004 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA, SECTION 17953.

#### TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 15,000

DATE: ST Prills 2006

PAUL MCDONNELL, COUNTY TAX COLLECTOR

BY: Bernice Amaron

### TAX TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL EXCEPT FOR THE NOTED BELOW:

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATE: 3/16/06

PAUL C. SUNDEEN CHIEF FINANCIAL OFFICER/TREASURER

#### TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ \( \frac{1}{2} \) AS
BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE
COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT
OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL AND ALL SPECIAL
ASSENTIATION OF THE COUNTY SECOND FIRM AT THE TIME OF TAXES. THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

CLERK OF THE BOARD OF SUPERVISORS

PAUL MCDONNELL,

COUNTY TAX COLLECTOR BY: Birnice Arnold

#### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 53 EASTRIDGE PARTNERSHIP, L.P. ON MAY 28, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT ALL MONUMENTS OF THE STATE WHAT DESCRIPTIONS OF THE CONDITIONAL MONUMENTS OF THE STATE WHAT DESCRIPTIONS OF THE OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN



ROBERT T. KELSOE L.S. NO. 6957 EXP. 9/30/07

#### RECORDER'S CERTIFICATE

FILED THIS 11th DAY OF HOLD , 2006
AT 8:00 A. IN BOOK 2 6 OF PARCEL MAPS,
AT PAGES 87 - 88 , AT THE REQUEST OF THE CITY CLERK, OF THE CITY OF RIVERSIDE.

NO. 2006-0257696 FEE: \$ 9.00

LARRY W. WARD COUNTY ASSESSOR - CLERK - RECORDER

SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE COMPANY

#### CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS DAY OF ME OF AND THE SUBDINISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 20, 2005 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLIED WITH.



THOMAS J. BOYD RCE 36170 LIC. EXP. 6/30/06 CITY ENGINEER

#### CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS ZOT DAY OF NACLA , 2006 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.



L.S. 5655 LIC. EXP. 9/30/07

#### CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF 2 SHEETS BE, AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP 33808.

LOTS "A" & "B" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY

THAT THE FOLLOWING STREET AND EASEMENT IS HEREBY ABANDONED IN CONFORMANCE WITH SECTION 66445(J) OF THE SUBDIMISION MAP ACT:

1. A PORTION OF BOX SPRINGS BLVD. GRANTED AUGUST 22, 2003 AS INSTRUMENT NO. 2003-645411, OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO AND FROM PARCELS 1, 2, AND 3 TO BOX SPRINGS BLVD. AND EASTRIDGE AVE.

THE EASEMENTS DESIGNATED AS 8' X 20' P.U.E. AND 10' P.U.E. ARE HEREBY ACCEPTED AS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 4 TW. DAY OF PAPEL , 2006.

COLLEEN J. NICOL CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA